

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING AND PUBLIC HEARING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
July 1, 2015, 7:00 PM**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Angela Kohl
Commissioner Kelly Wixom
PC Alternate Chris Judd
PC Alternate Tim Blackburn

ABSENT –

Commissioner Daniel Pace
Commissioner Garrett Smit

STAFF PRESENT–

Planner Nathan Crane, Engineer Don Overson, Recorder Pam Spencer

OTHERS PRESENT – Michael Raymond – Raymond Van Nosedol and Associates, Michael Brewer and Cort Lambson with CUWCD, Ryan Clark, Jared Penrod with Orem City, Derek Whetten Orem Resident

The Vineyard Town Planning Commission held a public hearing and regular meeting on Wednesday, July 1, 2015, starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commission Chair Holdaway.

REGULAR SESSION - The meeting was called to order at 7:00 PM.

OPEN SESSION – Citizen Comments

Chair Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL –

No minutes were approved at this meeting.

BUSINESS ITEMS –

5.1 Public Hearing – A Public Hearing will be held to discuss the following request:

The Applicant, Raymond Van Nosedol & Associates, is requesting approval of their Conditional Use Permit for a 21,000 sq. ft. church meeting house, a 1,800 sq. ft. pavilion, and a 168 sq. ft. storage shed. The project will be located at 422 E. Holdaway Road on a 4.47 acre parcel within the R-2-15 zone.

Motion: COMMISSIONER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 7:02 PM. COMMISSIONER WIXOM SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Chair Holdaway asked the applicant to review their project.

Michael Raymond presented their project and talked about landscaping and parking. He explained that the fencing around the project was pre-cast concrete which would be stained to look like stone. He explained the location of the fencing on the property.

Resident Emily Call mentioned that her property was adjacent to the church property. She wondered if the ground would be level with her property. Her concern was any potential issue with the church ground being higher than her ground level. Ms. Call wondered when the fence would be installed. Mr. Raymond said they would not be increasing the grade on the property. He explained that it was up to the contractor to decide when the fence was installed. He said a temporary chain-link fence might be installed during construction.

Commissioner Wixom wondered how long the process would take once the building started. Mr. Raymond explained that it was about 360 days from the start of construction. He said it should be finished summer of 2016.

Motion: COMMISSIONER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 7:11 PM. COMMISSIONER WIXOM SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Commissioner Judd wondered if the curbing along 400 South would be painted red. Mr. Overson explained that the curbing would be painted red with posted "No Parking" signs if parking along 400 South became an issue.

Chair Holdaway asked for additional comments. Hearing none, he called for a motion.

Motion: COMMISSIONER WIXOM MOVED THAT THE PLANNING COMMISSION ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE REQUEST FOR SITE PLAN AND CONDITIONAL USE PERMIT FOR A CHURCH SUBJECT TO THE FOLLOWING SIX STIPULATIONS AS RECOMMENDED BY THE STAFF:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JUNE 19, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.

5. THE FINAL LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE FINAL LANDSCAPE PLANS SHALL INCLUDE A DETAIL SHOWING THE REQUIRED PARKING SCREENING ALONG 400 AND 475 SOUTH. THE LANDSCAPE BUFFER SHALL COMPLY WITH SECTION 2008.3.
6. ALL LIGHTS SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD. LIGHT POLES SHALL NOT EXCEED AT TOTAL HEIGHT OF 15 FEET. LIGHT LEVELS SHALL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.

COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

PLANNING COMMISSION MEMBERS' REPORTS

Commissioner Wixom asked about the status of the mailboxes and about the "No Parking" signs on 400 South that were not being enforced. Mr. Overson explained that a curb cut would be done within a week, but the concrete would be finished later. He said he would talk with the sheriff about enforcing the no parking zones.

STAFF REPORTS

Nathan Crane, Town Planner - Mr. Crane reported that next week they would go to the Council regarding an amendment to the scope of the Town Center review.

Don Overson, Town Engineer - Mr. Overson had no new items to report.

ADJOURNMENT

Commission Chair Holdaway adjourned the meeting by consent at 7:20 PM. The next meeting is scheduled to be held on July 15, 2015

MINUTES APPROVED ON: October 21, 2015

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER